035.0	0002	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,700 / 810,700
					USE VALUE:	810,700 / 810,700
					ASSESSED:	810,700 / 810,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDREWS GREGORY L &
Owner 2:	HOWLETT NATALIE M
Owner 3:	
Street 1:	35 NORTH UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORTGAGE ELECTRONICS REG SYSTE -
Owner 2:	-
Street 1:	1900 MARKET ST SUITE 800
Twn/City:	PHILADELPHIA
St/Prov:	PA Cntry:
Postal:	19103-0012

NARRATIVE DESCRIPTION

This parcel contains 11,144 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Asbestos Exterior and 1908 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11144.000	327,900		482,800	810,700
Total Card	0.256	327,900		482,800	810,700
Total Parcel	0.256	327,900		482,800	810,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.90 | /Parcel: 424.9

Legal Description

User Acct

24084

GIS Ref

GIS Ref

Insp Date

12/06/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0002-0009.A

!2847!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,100	0	11,144.	482,800	810,900	810,900	Year End Roll	12/18/2019
2019	101	FV	219,500	0	11,144.	437,500	657,000	657,000	Year End Roll	1/3/2019
2018	101	FV	219,500	0	11,144.	414,900	634,400	634,400	Year End Roll	12/20/2017
2017	101	FV	219,500	0	11,144.	362,100	581,600	581,600	Year End Roll	1/3/2017
2016	101	FV	219,500	0	11,144.	309,300	528,800	528,800	Year End	1/4/2016
2015	101	FV	206,900	0	11,144.	286,600	493,500	493,500	Year End Roll	12/11/2014
2014	101	FV	206,900	0	11,144.	237,600	444,500	444,500	Year End Roll	12/16/2013
2013	101	FV	206,900	0	11,144.	226,300	433,200	433,200		12/13/2012

PRINT

Date	Time
12/10/20	18:11:44

LAST REV

Date	Time
07/15/19	09:09:04

apro

PAT ACCT.

2847

USER DEFINED

Prior Id # 1:	24084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORTGAGE ELECTR	51304-508		6/13/2008	Bank Sale	345,000	No	No		
CHILDS JOSEPH W	50834-219		3/5/2008	Forclosure	346,273	No	No		
BRILLANTE PHILI	34449-500		12/31/2001		323,181	No	No		
	6442-94		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2008	839	Renovate	12,000			G10	GR FY10	interior renovatio
6/17/2008	658	Manual	3,000					remove lath plaste

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Measured	163	PATRIOT
3/2/2002	MLS	MM	Mary M
11/7/2000	Hearing N/C	201	PATRIOT
2/29/2000	Meas/Inspect	197	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11144		Sq. Ft.	Site		0	64.	0.68	3									482,762						482,800	

Total AC/HA: 0.25583 | Total SF/SM: 11144 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,762 | Spl Credit | Total: 482,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20031440
Const Adj.:	0.92168999
Adj $ / SQ:	143.821
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402818
Depreciation:	74924
Depreciated Total:	327894

COMMENTS

WIP - RE-CK COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

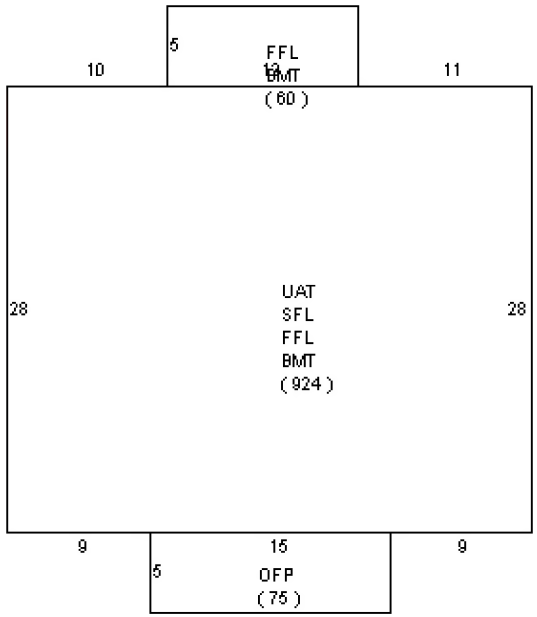
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.82
Special Features:	0	Val/Su Net:	102.53
Final Total:	327900	Val/Su SzAd	171.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	43.150	42,456
FFL	First Floor	984	143.820	141,520
SFL	Second Floor	924	143.820	132,891
UAT	Upper Attic	231	57.530	13,289
OFP	Open Porch	75	35.490	2,661

Net Sketched Area:	3,198			Total:	332,817
Size Ad	1908	Gross Are	3891	FinArea	1908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	